



# **Dispute Resolution Services**

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **DECISION**

**Dispute Codes:** MNSD, MND and FF

### **Introduction**

This application was brought by the tenants seeking return of her security deposit in double on the claim that the landlord failed to return it within 15 days of the end of the tenancy and receipt of their forwarding address. The tenants also seek reimbursement for a drapery rod as agreed and loss of a bicycle put in the open by the landlord after the tenancy ended and recovery of the filing fee for this proceeding.

### **Background and Evidence**

This tenancy began October 1, 2007 and ended on September 1, 2007. Rent was \$1,100 per month and the landlord holds a security deposit of \$550 paid on September 20, 2007.

## Consent Agreement

During the hearing, the landlord acknowledged the tenants' claims as valid and the parties arrived at the following consent agreement as to the balance owed by the landlord to the tenants:

To return security deposit	\$550.00
Interest (Sept. 20, 2007 to date)	10.62
For loss of bicycle left out	150.00
For drapery rod as agreed	36.00
Filing fee	50.00
<b>TOTAL</b>	<b>\$796.62</b>

The landlord stated he would pay half immediately and the balance in two weeks.

## Conclusion

To perfect the consent agreement, the tenants' copy of this decision is accompanied by a Monetary Order for \$796.62, enforceable through the Provincial Court of British Columbia, for service on the landlord.

The parties are commended for having crafted this consent agreement and for their considerate and respectful approach to one another and the dispute resolution process.

March 26, 2009

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Dispute Resolution Officer